

~~30-7067~~  
MAG#0416625902  
B-1662

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM  
for the  
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

<b>1. NAME</b>				
COMMON: Baltimore Institute				
AND/OR HISTORIC:				
<b>2. LOCATION</b>				
STREET AND NUMBER: 10 W. Chase Street				
CITY OR TOWN: Baltimore				
STATE: Maryland		COUNTY:		
<b>3. CLASSIFICATION</b>				
<b>CATEGORY</b> (Check One)		<b>OWNERSHIP</b>		<b>STATUS</b>
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		<b>ACCESSIBLE TO THE PUBLIC</b> Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Comments _____
<b>4. OWNER OF PROPERTY</b>				
OWNER'S NAME: Herbert B. Brown and Ann O. Brown				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		
<b>5. LOCATION OF LEGAL DESCRIPTION</b>				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Records Office, Room 601				
STREET AND NUMBER: Baltimore City Courthouse				
CITY OR TOWN: Baltimore		STATE: Maryland		21202
Title Reference of Current Deed (Book & Pg. #): jfc 605-388				
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>				
TITLE OF SURVEY: City of Baltimore Neighborhood Survey				
DATE OF SURVEY: 1975 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: Commission for Hist. and Arch. Pres.				
STREET AND NUMBER: Room 900, 26 S. Calvert St.				
CITY OR TOWN: Baltimore		STATE: Maryland		21202

## 7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

This building is three bays wide and three stories high on its southern facade, which faces Chase St., and seven bays wide and four stories high on its eastern facade, which faces Morton St. Unless otherwise noted the windows are rectangular and divided into rectangular lights and accompanying rectangular transoms by stone mullions. The southern facade has a stone foundations and first story facade building wall. The second, third and parapet walls are Flemish bond brick. The second, third, and fourth story facades of the eastern facades are also Flemish bond brick as is the majority of the first story facade building wall and the deep parapet wall.

The southern first story facade wall is punctuated by an entrance to the left encased in rusticated pilasters and surmounted by a broken pediment. Two windows, each with two lights surmounted by a two light transom, punctuate the facade to the right of the entrance. The second and third story facades feature a centered oriel window with five lights and accompanying five light transom punctuating either facade. To either side of the oriel on the second story facade is a bull's eye window with prominent scrolled stone molding. To either side of the oriel punctuation the third story facade is a two light window with accompanying two light transom. A decorative cornice supported by carved brackets is surmounted by a deep parapet wall and ornamental curvilinear carvings that cap the oriels brick projection above the cornice.

The eastern first story facade is primarily of Flemish bond except for the two bays to the left which carry alternate bands of stone and brick. These two bays are each punctuated by a three light window with an accompanying three light transom. The next bay has an unusual window treatment in that it is punctuated by a bull's eye window encased in finished stone and centered under a small two light mullioned window. Continuing from left to right the remaining four bays are respectively punctuated by windows of one, two, four, and three lights with accompanying transoms of the same number of lights. An unadorned cornice visually divides the first and second story facades. The second and third story eastern facades are identical in fenestration. From left to right either facade is punctuated by windows of four, four, three, two, three, four, and four lights with their accompanying transoms of the same number of lights. A decorative cornice is surmounted by a deep parapet wall that supports four brick piers. These form a part of a three bay wall that spans approximately half of the width of the eastern facade, terminating at the north end of the building. There are four windows punctuating this fourth story facade. They are all flat casement windows with brick sills. From left to right they are composed of eighteen, twenty four, and thirty-six lights respectively. Wood lintels are surmounted by a wood cornice carrying dentals.

SEE INSTRUCTIONS

## B. SIGNIFICANCE

## PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian      ☐ 16th Century      ☐ 18th Century      ☐ 20th Century  
☐ 15th Century      ☐ 17th Century      ☒ 19th Century

## SPECIFIC DATE(S) (If Applicable and Known)

## AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     |  |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        |  |  |

## STATEMENT OF SIGNIFICANCE

The need for definite preservation guidelines to be applied to a larger area of the city is exemplified by the careless development of the remainder of block 495. The development that took place here during the 1930's is a record of the need to hastily change land use. In the particular instance of the introduction of light industry onto Maryland Avenue, especially at 1101-05 and 1107-13, several houses dating from the 1860's were leveled and replaced by brick buildings of 1932 that jar the scale of this street. Certainly commercial enterprise needs its place in the city, but when possible adaptive use of the existing buildings is desirable in that it helps conserve historic associations of the block and maintains a more coherent visual image by which the historic associations are at least partially conveyed. Curiously, a very rough attempt at adaptive use was made with the remaining carriage houses facing Morton Street at 1100 and the rear of 1116-24 N. Charles Street, both of which date from 1891. The attempt is curious because although the alley is in need of repair the use of the buildings described forecasts the appeal to human scale and multiple associations denied by the more obvious commercial development fronting on Maryland Avenue. Two good examples of adaptive use are the Locksmith shop, formerly part of a Biddle Street residence built in 1883, at 1125 Maryland Avenue and the Boone Elder Company, occupying a house built in 1875, located at the corner of Maryland Avenue and Chase Street at 24 W. Chase Street. The Locksmith shop is an unpretentious attempt at adaptive use. Although plate glass replaces a brick wall this shop still denotes the original architectural fabric of the block. The Boone Elder Company is a more ambitious attempt at adaptive use signified by the remodeled first story facade of 1948. However, the scale of the other buildings facing Chase Street is respected.

Basically 22, 24, and 16 W. Chase Street have simple facades. 22 W. Chase dates from 1866 and retains the same roof line as 24 W. Chase. And although 16 W. Chase Street, built in 1891, is higher and wider, as is 10 W. Chase Street, than the other buildings, probably as a result of their being part of the development on Charles Street during the late 1890's, they contrast well to the other buildings due for the most part to their essentially simple forms and also provide a transition to the more ornamental and more heavily massed buildings on Charles Street.

SEE INSTRUCTIONS

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

## 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

38'6"x123'1/2"

SEE INSTRUCTIONS

## 11. FORM PREPARED BY

NAME AND TITLE:

Frank Knox, Planning Assistant

ORGANIZATION

Commission for Hist. and Arch. Pres.

DATE

10/7/75

STREET AND NUMBER:

Room 900, 26 S. Calvert Street

CITY OR TOWN:

Baltimore

STATE

Maryland

21202

## 12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

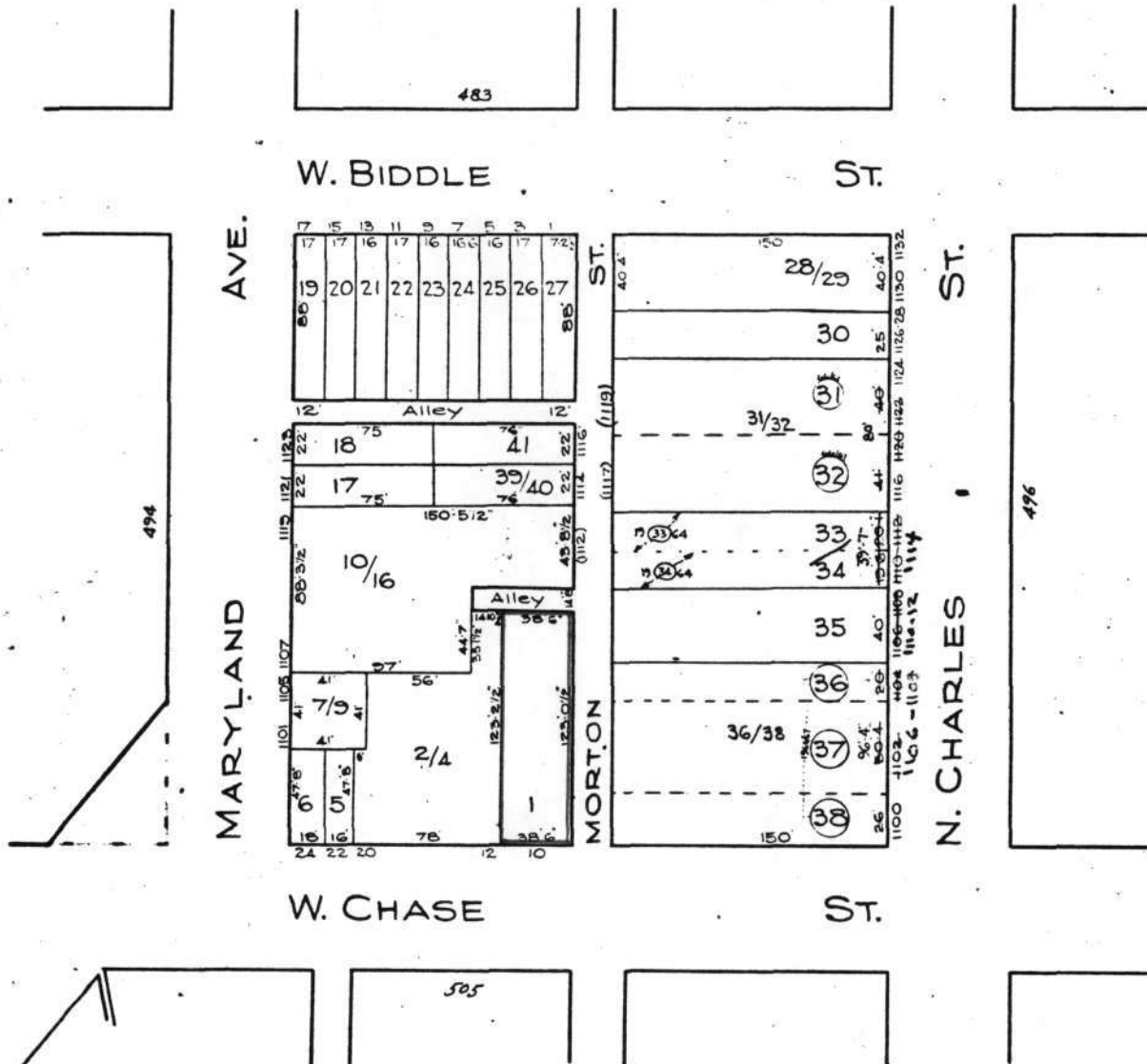
National ☐ State ☐ Local ☐

Signature

CONTINUATION SHEET QUESTION 8

Significantly, then, the preservation of this part of block 495, bounded by W. Biddle Street, Maryland Avenue, W. Chase Street, and Morton Street, is bound to the conservation of the remaining original architectural fabric of the block as well as a description of good examples of adaptive use.

B-1662



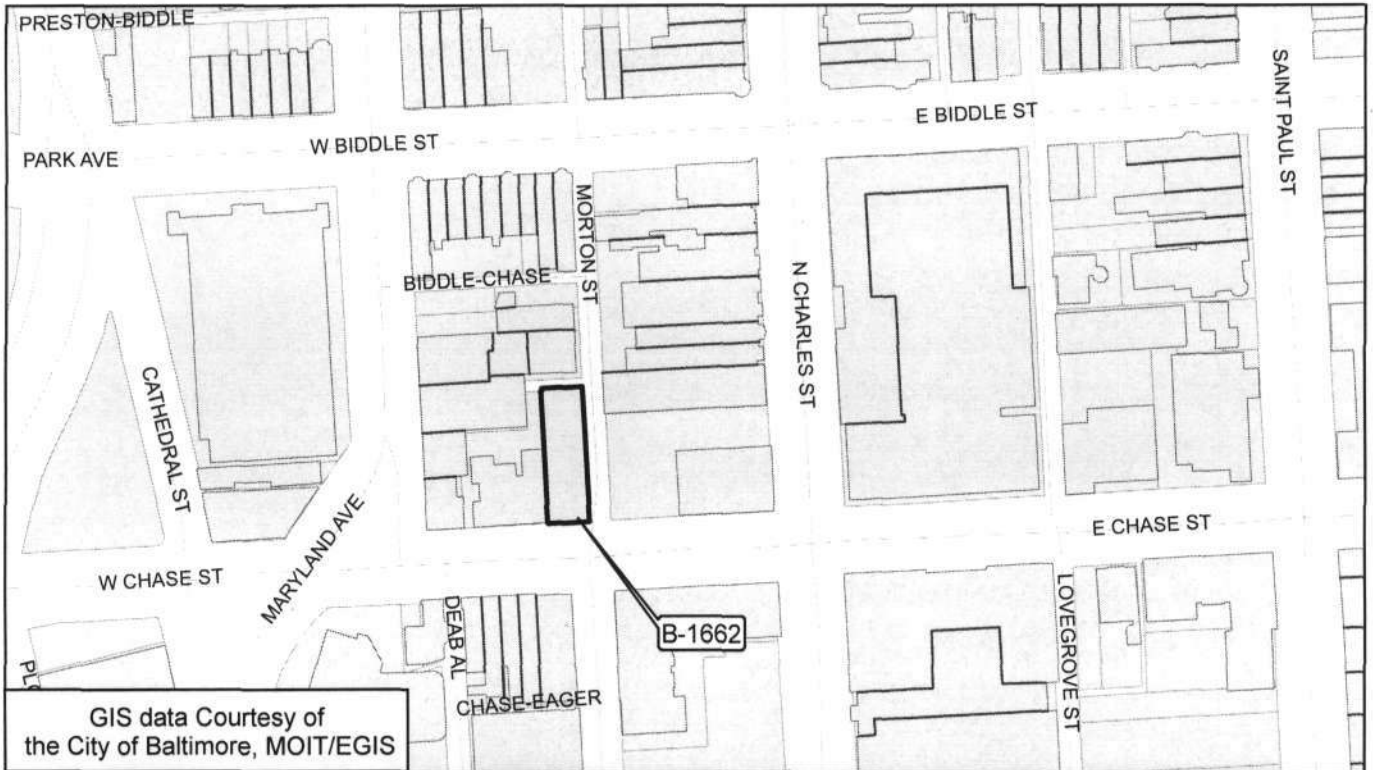
TRACED BY MOOREHEAD  
 LETTERED BY JOS. J. ROSS  
 CHECKED BY FLITZ  
 JANUARY 1904

**NOTICE**  
 THIS IS A REAL PROPERTY PLAT AS PROVIDED  
 FOR UNDER ARTICLE 78, CHAPTER 1, OF THE MARYLAND  
 IT IS COVERED FROM TITLE AND OTHER  
 SOURCES AND IS NOT AN ALIEN TO THE

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF PLANS & SURVEYS  
 PROPERTY LOCATION DIVISION  
 WARD 11 SECTION 2  
 BLOCK 495  
 SCALE 1 INCH = 60 FEET DATE MAY 1904



B-1662  
Baltimore Institute  
10 W. Chase Street  
Block 0495, Lot 001  
Baltimore City  
Baltimore East Quad.







B-1662  
10 W. Chase Street

5025